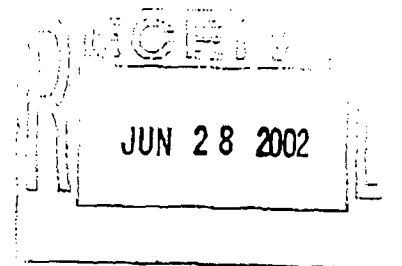


SDMS Document



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**Amerada Hess Corporation
Newark Doremus Avenue Terminal
148 – 182 Doremus Avenue
Newark, New Jersey**

**Preliminary Assessment Report
Volume 1 of 2**

June 2002

**Prepared by Groundwater & Environmental Services, Inc
1340 Campus Parkway
P.O. Box 1750
Wall, New Jersey 07719**

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New Jersey Department of Environmental Protection Site Remediation Program

PRELIMINARY ASSESSMENT REPORT

This form has been created to assist in completing a Preliminary Assessment in accordance with the Technical Requirements for Site Remediation, N.J.A.C. 7:26E. It must be completed in detail and supplemented with narratives where directed. This form takes the Preliminary Assessment requirements of the Technical Rules and puts them into a question and answer format. It is the foundation for completing an environmental investigation of a site as a means towards obtaining a no-further-action approval from the Department; as well as a means toward meeting the minimum requirements of the due diligence requirements of the innocent purchaser defense as defined by N.J.S.A. 58:10-23.11g

INFORMATION IN THE REPORT SHALL BE USED AS THE INITIAL BASIS FOR ASSESSING POTENTIAL ENVIRONMENTAL CONCERNS. THIS FORM MUST BE CERTIFIED IN ACCORDANCE WITH N.J.A.C. 7:26E-1.5. SUBMIT ONE ORIGINAL CERTIFIED COPY OF THIS FORM UNLESS IT IS ACCOMPANIED BY A SITE INVESTIGATION REPORT AND A PROPOSED REMEDIAL INVESTIGATION WORKPLAN IN WHICH CASE 3 COPIES SHALL BE SUBMITTED.

This form should be used as a foundation for completing a preliminary assessment report in accordance with N.J.A.C. 7:26E, the Technical Requirements for Site Remediation, subchapter 3.1 and 3.2. The purpose of a preliminary assessment is to identify the presence of any potentially contaminated areas of concern. And if the information gathered to complete this form identifies and potentially contaminated areas of concern, then there is a need to complete a site investigation pursuant to N.J.A.C. 7:26E-3.3 through 3.13. If this is the case, then continue with the remedial activities and submit the preliminary assessment report with a complete site investigation report and a proposal based on the findings of the site investigation.

The Department will accept mimeograph copies or computer-generated copies of this form provided the copies are legible and all questions listed on this form are included.

The application must be notarized.

Should you encounter any problem in completing this form, we recommend that you discuss the matter with your assigned Case Manager for active cases or a representative from the Department if completing the form in anticipation of a future submittal to the NJDEP. Submitting incorrect or insufficient data may cause processing delays and possible postponement of your transaction.

Please call (609) 633-0708 or your assigned case manager between the hours of 8:30 a.m. and 4:30 p.m. to request assistance.

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NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION DIVISION OF
RESPONSIBLE PARTY SITE REMEDIATION
P.O. Box 435, TRENTON, NJ 08625-0435

PRELIMINARY ASSESSMENT REPORT

Answer all questions. Should you encounter any problems in completing this form, we recommend that you discuss the matter with a representative from the Site Remediation Program. Submitting incorrect or insufficient data may cause processing delays and possible postponement of your transaction

PLEASE PRINT OR TYPE

Date: June 12, 2002Industrial Establishment/Site Name Amerada Hess Corporation / Doremus Avenue TerminalAddress 148 - 182 Doremus AvenueCity or Town Newark Zip Code 07105Municipality Newark County EssexBlock (s) 5011 Lots (s) 12 and 14

Site Remediation Program Case Number or EPA Identification Number

NJDEP Case # 02-04-12-0824-04. Please note that EPA ID #NJ0030254874 was deactivated in 1996.

1. Present a history of ownership and operations at the industrial establishment, in tabular form, from the time the site was naturally vegetated or utilized as farmland in accordance with N.J.A.C. 7:26E-3.1(c)1i. (attach additional sheets as necessary)

Name of Property Owner	From	To
Please see Item 1 in Appendix 1		

Name of Operator	From	To
Please see Item 1 in Appendix 1		

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- 2A. In accordance with N.J.A.C. 7:26E-3.1(c)1.ii, provide a clear and concise description of the past industrial/commercial operation(s) conducted on site by each owner and operator. To the extent available the site history shall include an evaluation of the following sources of information:

(1) Sanborn Fire Insurance Maps; (2) MacRae's Industrial Directory; (3) Title and Deed; (4) Site plans and facility as-built drawings; (5) federal, state, county and local government files; (6) The Department Geographic Information System. (7) and any additional sources which may be available for a specific site.

Site history is frequently an item where preliminary assessments are incomplete. The Industrial Site Recovery Act requires that a diligent inquiry be made, researching the site history back to January 1, 1932. Common answers to this question have included: "Unknown", or "We are only a tenant on the site and have no knowledge of prior site history". Neither of these answers satisfies the requirement for a due diligent inquiry.

To avoid having a PA found incomplete by the Department due to insufficient information, the site history must be researched. The following are ways of obtaining information regarding site history: title searches; contacting the local and county health officials and municipal agencies (for example, local fire and police departments, and local planning, zoning, adjustment boards) requesting any information these public agencies may have on the specific location; and, interviewing long time neighbors of the industrial establishment. Tenants should always request information from the landlord. The applicant should always document any attempts to locate this information to support a claim that a diligent inquiry has been conducted. If the prior site history demonstrates that the current building was built on vacant unimproved property, it should be reported as such. If the site has been, or is now the subject of a site remediation, any prior cases should always be referenced.

Provide the page or appendix number where the site history may be found. **Appendix 1: Item 2A**

Provide a listing of the resources utilized to compile the site history and as appropriate copies of any maps or information, which will assist the Department in evaluating your conclusions.

Name of Resource	Date of document reviewed	Appendix # if providing copies
AHC's files (site, real estate, environmental, legal and engineering).	5/10/02 and 5/17/02	Portions included in other appendices
Environmental Data Resources, Inc. (EDR) City Directory.	6/3/02 and 6/4/02	Appendix 2
EDR's Sanborn Library Maps (1931; 1950; 1952; 1973; 1988; and 1994).	6/3/02 and 6/4/02	Appendix 3
EDR's Aerial Photograph Library (1943; 1953; 1966; 1976; 1984; and 1995).	6/3/02 and 6/4/02	Appendix 4
AHC's Aerial Photographs Collection (11/19/62; Two from mid-1960's; 9/74; 9/76; 9/77; 10/80; 7/83; and 8/85).	5/10/02 and 6/4/02	Appendix 4
NJDEP - Bureau of Tideland Management: Aerial Photography Library (1932 Mosaic; 4/6/40; 4/7/51; 12/5/53; 4/23/61; 4/11/74; 4/11/91; and 3/29/95).	6/4/02	Aerial photographs available through the NJDEP- Bureau of Tideland management.

- 2B. Include a detailed description of the most recent operations subject to this preliminary assessment.

Provide the page or appendix # where the description of the most recent operations may be found.
Appendix 1: Item 2B

3. Hazardous Substance/Waste Inventory: N.J.A.C. 7:26E-3.1(c)1.iii. List all raw materials, finished-products, formulations and hazardous substances, hazardous wastes, hazardous constituents and pollutants, including intermediates and by-products that are or were historically present on the site. Note: If past usage included farming, pesticides may be a concern and should be included in this list. (attach additional sheets if necessary).

Material Name	CAS # If known	Typical annual usage (gallons/lbs.)	Storage method (i.e. Drum, tank, jars)
#2 Fuel Oil		30,600 Barrels	Tank
#4 Fuel Oil		20,000 Barrels	Tank
#6 Fuel Oil		62,000 Barrels	Tank
Kerosene		10,200 Barrels	Tank
Gasoline (prior to AHC)		30,600 Barrels	Tank
Motor Oils (prior to AHC)		Unknown	One Quart Cans
Propane		Unknown *	Cylinder
One Barrel = 42 gallons			

Note: * = A propane cylinder (estimated at 200 pounds) was located adjacent to the boiler room. The propane was used to start the boiler, at which time the boiler would be operated using #6 fuel oil stored in a 10,000 gallon above ground tank located behind the office building.

- 4 A. In accordance with N.J.A.C. 7:26E-3.1(c)1iv provide a summary of all current and historic wastewater discharges of **Sanitary and/or Industrial Waste** and/or sanitary sludges. Present and past production processes, including dates, and their respective water use shall be identified and evaluated, including ultimate and potential discharge and disposal points and how and where materials are or were received on-site. All discharge and disposal points shall be clearly depicted on a scaled site map. (Please see Item 4A of Appendix 1).

Information required under this item is intended to identify potential discharges to any on-site disposal system, such as a septic system or lagoon or drywell. As an example, a facility that currently discharges sanitary and other wastes to the public sewer system, but maintained an on-site septic system prior to 1976, would complete this item as follows:

EXAMPLE

Discharge Period		Discharge Type	Discharge Location
From	To		
1977	Present	Sanitary/Industrial	Public Treatment Works
1960	1977	Sanitary/industrial	On-site Septic System
1955	1960	Sanitary	On-site Septic System

Site Information

Discharge Period		Discharge Type	Discharge Location
From	To		
Facility Inception - Early 1920's	Present	Sanitary / Industrial	Sanitary Sewer / POTW

- 4B. Provide a narrative of disposal processes for all historic and current process waste streams and disposal points. (attach additional sheets if necessary)
- Reportedly there are no process waste streams associated with this facility. Sanitary and
- Industrial waste discharge into the sanitary sewer (POTW). Storm water and tank overflow
- are collected and discharged through the oil/water separator.

5. This question requires the applicant to conduct a diligent inquiry into the current and historic operations at the site to identify all of the potential areas of concern, which formerly or currently exists at the industrial establishment as defined in N.J.A.C. 7:26E-1.8.

Diligent inquiry as defined in N.J.A.C.7:26E-1.8 states:

A. Conducting a diligent search of all documents which are reasonably likely to contain information related to the object of the inquiry, which documents are in such person's possession, custody or control, or in the possession, custody or control of any other person from whom the person conducting the search has a legal right to obtain such documents; and

B. Making reasonable inquiries of current and former employees and agents whose duties include or included any responsibility for hazardous substances, hazardous wastes, hazardous constituents, or pollutants, and any other current and former employees or agents who may have knowledge or documents relevant to the inquiry.

In accordance with N.J.A.C. 7:26E3.1(c)1.v., a narrative shall be provided for each area of environmental concern describing the (A) Type; (B) Age; (C) Dimensions of each container/area; (D) Chemical Content; (E) Volume; (F) Construction materials; (G) Location; (H) Integrity (i.e., tank test reports, description of drum storage pad); and (I) Inventory control records, unless a Department-approved leak detection system, pursuant to N.J.A.C. 7:1E or 7:14B, has always been in place and there is no discharge history. If sampling is not proposed for any identified area of environmental concern, please explain why it is believed that the area of environmental concern does not contain contaminants above the applicable remediation standards. Submit all necessary documentation to verify this belief. The required narrative need not describe the sampling to be completed; however, it should state that sampling will be completed in accordance with the appropriate section of N.J.A.C.7:26E. Detailed descriptions of all remediation activities shall be described in the site investigation report in accordance with N.J.A.C.7:26E-3.13. Note: If the industrial establishment has multiple locations for one type of area of concern (example: underground storage tanks are located in 3 separate areas of the facility), each area must be discussed separately.

Please indicate if any of the potential areas of environmental concern listed below in #5A through #5G, as defined in N.J.A.C. 7:26E-1.8, formerly or currently exist at the industrial establishment by indicating Yes or No in the appropriate space as provided.

For the Location Reference Keyed to Site Map, use either number or letter identification and be consistent throughout each phase of the remediation, referring to the same identification provided herein.

Provide the required narrative as an appendix to this report. Do not try to provide a narrative in the space provided

I hereby certify that a diligent inquiry has been conducted to identify all current and historical potential areas of environmental concern and based on the diligent inquiry the areas of environmental concern identified below in question 5A through 5G are the only areas of environmental concern believed to exist at the above referenced industrial establishment.

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A. Bulk Storage Tanks and Appurtenances, including, without limitation:

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Aboveground Storage Tanks and Associated Piping	Yes – 9 current, 6 former	Current A/G Tanks Shown on Appendix 5	5 & 6
Underground Storage tanks and Associated Piping	Yes – 2 current	Shown on Appendix 5	5 & 6
Silos	No		N/A
Rail Cars	No		N/A
Loading and unloading areas	Yes – 1 current, 1 former	Current loading rack shown on Appendix 5	5 & 6
Piping, above ground and below ground pumping stations, sumps and pits	Piping – Yes Pumping Stations – Yes (3)	Yes Labeled as Pump Offs	6

Note: N/A = Not Applicable

B. Storage and Staging Areas, including

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Storage pads including drum and/or waste storage	Yes – 1 former	Yes	5 & 6
Surface impoundments and lagoons	No	N/A	N/A
Dumpsters	No	N/A	N/A
Chemical storage cabinets or closets	No	N/A	N/A

C. Drainage systems and areas including without limitation

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Floor drains, trenches and piping and sumps	Yes	No – Floor drains located in Garage	Garage shown on Appendix 5 and 6
Process area sinks and piping which receive process waste	No	N/A	N/A
Roof leaders when process operations vent to the roof	No	N/A	N/A
Drainage swales & culverts	No	N/A	N/A
Storm sewer collection systems	Yes – 1 current	Yes	5
Storm water detention ponds and fire ponds	No	N/A	N/A
Surface water bodies	No	N/A	N/A
Septic systems leachfields or seepage pits	No	N/A	N/A
Drywells and sumps	No	N/A	N/A

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D. Discharge and disposal areas, including, without limitation:

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Areas of discharge per N.J.A.C. 7:1E	Yes	Yes – Outfall 001	5
Waste piles as defined by N.J.A.C 7:26	No	N/A	N/A
Waste water collection systems including septic systems, seepage pits, & dry wells.		N/A	N/A
Landfills or landfarms	No	N/A	N/A
Spray-fields	No	N/A	N/A
Incinerators	No	N/A	N/A
Historic Fill or any other Fill material	Unknown	N/A	See Note Below
Open Pipe discharges	No	N/A	N/A

Note: It is believed that fill material was used for the building of the rail spur formerly located north of the existing warehouse, and to prepare and level the ground for the building of the above ground tanks. However, it is not know if the fill me the requirements to be classified as "Historic Fill"

E. Other areas of concern, including, without limitation:

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Electrical Transformers & Capacitors	Yes – 1 former	Yes	6
Hazardous material storage or handling areas	No	N/A	N/A
Waste Treatment areas	No	N/A	N/A
Discolored or spill areas	Yes	No	See narrative in Appendix 1, Item 5
Open areas away from production areas	No	N/A	N/A
Areas of stressed vegetation	No	N/A	N/A
Underground piping including industrial process sewers	Yes	No	See narrative in Appendix 1, Item 5
Compressor vent discharges	No	N/A	N/A
Non-contact cooling water discharges	No	N/A	N/A
Areas which receive flood or storm water from potentially contaminated areas	No	N/A	N/A
Active or Inactive production wells	No	N/A	N/A

F. Building interior areas with a potential for discharge to the environment, including, without limitation:

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Loading or Transfer areas	No	N/A	N/A
Waste Treatment areas	No	N/A	N/A
Boiler rooms	Yes	Yes	5 & 6
Air vents and ducts	No	N/A	N/A
Hazardous material storage or handling areas	No	N/A	N/A

G. Any other site-specific area of concern.

Area of Concern	Currently or Formerly Exists at the Site Yes/No	Location Referenced to the Site Map	Appendix Number
Garage Area	Yes	Yes	5 and 6
Warehouse Area	Yes	Yes	5 and 6
Railroad Spur Area	Yes	No – North of Warehouse.	5 and 6

- 6 If the site area exceeds two acres, an interpretation of the aerial photographic history of the site shall be submitted in accordance with N.J.A.C. 7:26E-3.1(c)1.vi. The interpretation shall be based on available current and historical color, black and white and infrared aerial photographs (scale 1:18,000 or less) of the site and surrounding area at a frequency that provides the evaluator with a historical perspective of site activities. The photographic history shall date back to 1932 or the earliest photograph available. Aerial photographs are available for review at the New Jersey Department of Environmental Protection, Tidelands Management Program, Aerial Photo Library, 9 Ewing Street, Trenton, New Jersey, (609) 633-7369. Note, the applicant is not required to provide the Department with copies of the aerial photographs reviewed only an interpretation of what was observed in each photograph, which may represent an environmental concern.

_____ Check here if an aerial photo review was not complete and provide a reason.

Provide the appendix number for the air photo review narratives Please see Item 6 of Appendix 1

7. Discharge History of Hazardous Substances and Wastes, N.J.A.C. 7:26E-3.1(c)1.vii :

A. Have there been any known discharges of hazardous substances and wastes at the site?

_____ No (Go to question #8) X Yes (Complete Items 7B & 7C)

B. Was the Department notified of the discharge?

X Yes; _____ No

If yes, provide the Case # 02-04-12-0824-04

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C. Was a no-further-action letter, negative-declaration approval or full-compliance letter issued as a result of the cleanup of this discharge?

_____ Yes (Submit a copy of the no-further-action approval)

☒ No (Submit a complete Site Investigation or Remedial Action Report documenting the action taken to address the discharge). **Please see Item 7C of Appendix 1.**

- 8 In accordance with N.J.A.C.7:26E-3.1 (c) 1.vii, provide a description of any remediation activities previously conducted or currently underway at the site, including dates of discharges, remedial actions taken, and all existing sample results concerning contaminants which remain at the site. Copies of Department or other governmental agency no-further-action approvals should also be provided with a description of the areas to which the no-further-action approvals apply. This information is especially important if the approval was granted for the remediation of a portion of a site or a specific discharge event rather than the entire site subject to this preliminary assessment.

_____ Check here if this question does not apply.

Provide the appendix number for the required narrative and data summary **Item 8 of Appendix 1**

9. Protectiveness of past remedies, Order of Magnitude Analysis, N.J.A.C. 7:26E-3.1(c) 1.ix & N.J.A.C. 7:26E, 3.2(a)5

A. Have any areas of concern previously received a No-Further-Action approval from the Department or other equivalent government agency for which no additional remediation is proposed? ☒ No (go to question #10). _____ Yes (complete 9B).

B. In accordance with N.J.S.A 58:10B-13(e) the following evaluation of the protectiveness of past remedies shall be completed for all areas of concern for which no further action was previously approved by the Department or other equivalent government agency and for which no additional remediation is proposed. All final sampling results shall be evaluated to determine if contaminant levels remaining on site are in compliance with current remediation criteria. The applicant shall complete the following:

Include a table comparing the levels of contaminants remaining in each area of concern, the numerical remediation standard approved in the remedial action workplan or at the time of no-further-action approval and the numerical remediation standards applicable at the time of the comparison. The table shall contain all sampling results, including sample location, sample media, field and laboratory identification numbers, and method detection limits, as necessary, and analytical results for all individual contaminants for each area of concern.

I hereby certify that the order of magnitude analysis required pursuant to N.J.A.C. 7:26E has been completed, since the issuance of a No-Further-Action approval, negative declaration approval or equivalent remediation approval; and (Check the appropriate statements (1), (2), (3) or (4))

(1) _____ The areas of concern listed below contain contaminants above the numerical remediation standard applicable at the time of the comparison, however no further action is required because: (check the appropriate sub statement)

_____ (a) The contaminant concentrations remaining in the areas of concern listed below are less than an order of magnitude (factor of 10) greater than the numerical remediation standard applicable at the time of the comparison;

_____ (b) The areas of concern or the site was remediated using engineering and institutional controls approved by the Department and these controls are still protective of public health, safety and the environment; or

_____ (c) The area of concern or the site was remediated to an approved site-specific remediation standard and all of the factors and assumptions which are the basis for deriving the site-specific remediation standard remain valid for the site.

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Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

(2) ____ The areas of concern listed below contain contaminants above the numerical remediation standard applicable at the time of the comparison and further remediation is required because:
(check the appropriate sub statement)

_____ (a) The contaminant concentrations remaining in the areas of concern listed below are more than an order of magnitude (factor of 10) greater than the numerical remediation standard applicable at the time of the comparison;

_____ (b) The areas of concern or the site was remediated using engineering and institutional controls approved by the Department and these controls are no longer protective of public health, safety and the environment; or

_____ (c) The area of concern or the site was remediated to an approved site-specific remediation standard and some or all of the factors and assumptions which are the basis for deriving the site-specific remediation standard are no longer valid;

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

(3) ____ The areas of concern listed below do not contain contaminants above the numerical remediation standard applicable at the time of the comparison and no further remediation is required.

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

(4)_____The contaminant concentrations remaining in the below listed areas of concern are more than an order of magnitude greater than the numerical remediation standard applicable at the time of the comparison. However, no further remediation is required by the person conducting this preliminary assessment, because, in accordance with N.J.S.A. 58:10B13(e), that person is not liable for the contamination pursuant to N.J.S.A. 58:10-23.11g

Please list the areas of concern for which the previous statement applies.

Area of Concern	Location Reference Keyed to the Site Map

10 Historical Data on environmental quality at the Industrial Establishment

A. Have any previous sampling results documenting environmental quality of the Industrial Establishment not received a no further action approval from the Department or been denied approval by the Department? (N.J.A.C. 7:26E-3.1(c)1.viii)

 X Yes (See Attachment # N/A) No (Go to 11)

B. Have there been any known changes in site conditions or new information developed since completion of previous sampling or remediation? If sampling results were obtained, but are not part of this application, please explain below (N.J.A.C. 7:26E-3.1@xl):

Ground-water samples from the ten on-site monitoring wells were obtained on 4/4/02. Verbal results of the analyses were obtained on 4/12/02, and based on these results the NJDEP was notified of a potential release. The analytical results package, dated 4/18/02 is included with this submittal as Appendix 7 of this report.

- 11 List all federal, state and local environmental permits at this facility, including permits for all previous and current owners or operators, applied for, received, or both (Attach additional sheets if necessary).

Check here if no permits are involved _____

A. New Jersey Air Pollution Control

Permit Number	Expiration Date	Type of Permitted Unit

B. Underground Storage Tank Registration Number: N/A

Size of Tank (Gallons)	Tank Contents
10,000 gallon	Storm Drainage Holding Tank ⁽¹⁾
10,000 gallon	Boiler condensate holding tank ⁽²⁾

Note: ⁽¹⁾ The storm drainage-holding tank was installed to allow containment (if necessary) of excessive storm water and spills from the loading rack area. This tank has reportedly never been used for these purposes, and there have been no reported rack spills where product has been diverted into the containment tank.

⁽²⁾ The boiler condensate-holding tank is for steam condensate, which is not a hazardous substances. Consequently, this tank is not a regulated UST.

C. New Jersey Pollutant Discharge Elimination System (NJPDES) Permit

Permit Number	Discharge Type	Discharge Location Keyed to Site map	Expiration Date
#NJ0001431	Storm Water / DPCC Drainage	Yes – Appendix 5	Permit inactive since 1996.

D. Resource Conservation and Recovery Act (RCRA) permit # N/A

E. EPA Identification Number NJ0030254874 (Deactivated in 1996)

F. In accordance with N.J.A.C. 7:26E-3.1(c) xii, list all other federal, state, local government environmental permits for all previous and current owners or operators applied for and/or received for the site including:

- (1) Name and address of the permitting agency
- (2) The reason for the permit
- (3) The permit identification number
- (4) The application date
- (5) The date of approval, denial or status of the application
- (6) The name and current address of the permittees
- (7) The reason for the denial, revocation or suspension if applicable
- (8) The permit expiration date

 X Check here if no other environmental permits were applied for or received for this site.

Provide the appendix # for the required listing if other environmental permits exist for this site.

12. In accordance with N.J.A.C. 7:26E-3.1(c)xiii, provide a summary of enforcement actions (including but not limited to, Notice of Violations, Court Orders, official notices or directives) for violations of environmental laws or regulations (attach additional sheets if necessary):

A. Check here if no enforcement actions are involved _____ (Go to 13 otherwise complete 12B)

B. (1) Name and address of agency that initiated the enforcement action

United States Coast Guard – Third Coast Guard District, Governors Island, New York

Referenced Case Number: 78-07-08/4/0678

(2) Date of the enforcement action 2/11/80 (USCG); 2/13/79 (State of N.J.)

(3) Section of statute, rule or permit allegedly violated Section 311 (b) (3) of the Act (33 USC 1321 (b) (3))

(4) Type of enforcement Civil Penalty of \$800.00 (USCG)

Administrative Penalty of \$975.00 (State of New Jersey)

(5) Description of the violation On or about July 7, 1978 AST 2510 was overfilled with #2 Fuel Oil.
Consequently oil flowed from the AHC Terminal into the Passaic River. This created a film
Sheen and a discoloration of the surface of the water.

(6) How was the violation resolved? The spill was cleaned up by AHC and a Civil Penalty of
\$800.00 was assessed on AHC. Additionally, AHC paid an administrative penalty of
\$975.00 to the State of New Jersey (NJDEP – Office of Hazardous Substance Control)
for violation of the New Jersey Spill Compensation and Control Act and Notice of Violation
O.H. M.P. Case #78-7-7-6

13. In accordance with N.J.A.C. 7:26E-3.1(c) xiv, please provide a narrative description of all areas where non-indigenous fill materials were used to replace soil or raise the topographic elevation of the site, including the dates of emplacement. **Please see item 13 of Appendix 1.**
14. A. In accordance with N.J.A.C. 7:26E-3.2(a) 3.i, submit a scaled site plan, detailing the subject lot and block, property and or leasehold boundaries, location of current and former buildings, fill areas, paved and unpaved areas, vegetated areas, and all areas of concern identified above and all active or inactive wells. **Please see item 14 of Appendix 1.**
 B. Scaled historical site maps and facility as built drawings (if available). **NOT AVAILABLE**
 C. A copy of the United States Geologic Survey (USGS) 7.5 minute topographical quadrangle that includes the site and an area of at least one mile radius around the site. The facility location shall be clearly noted. If a portion of the USGS quadrangle is used, the scale, north arrow, contour interval, longitude and latitude with the name and date of the USGS quadrangle shall be noted on the map. **Please see the Attached Site Location Map.**
15. In accordance with N.J.A.C. 7:26E-3.2, please provide the date that the site visit was completed to verify the findings of the preliminary assessment. May 17, 2002

16. List any other information you are submitting or which has been formerly requested by the Department:

Description	Appendix #

CERTIFICATION:

The following certification shall be signed by the highest-ranking individual at the site with overall responsibility for that site or activity. Where there is no individual at the site with overall responsibility for that site or activity, this certification shall be signed by the individual having responsibility for the overall operation of the site or activity.

I certify under penalty of law that I have personally examined and am familiar with the information submitted in this application and all attached documents, and based on my inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge the submitted information is true, accurate and complete. I am aware that there are significant civil penalties for knowingly submitting false, inaccurate or incomplete information, and that I am committing a crime of the fourth degree if I make a written false statement which I do not believe to be true. I am also aware that if I knowingly direct or authorize the violation of any statute, I am personally liable for the penalties.

Typed/Printed Name H. J. Small Title Vice President - Terminal Operations

Signature  Date 6/26/02

Sworn to and Subscribed Before Me on this 26 TH

Date of JUNE ~~15~~ 2002

Notary




JANET C. KELLY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Dec. 4, 2005



SOURCE: USGS 7.5 MINUTE SERIES
TOPOGRAPHIC QUADRANGLE 1981
JERSEY CITY, NEW JERSEY
CONTOUR INTERVAL = 10'



QUADRANGLE LOCATION

DRAFTED BY: W.G.S. (WALL)	SITE LOCATION MAP		
	AMARADA HESS CORP. NEWARK DOREMUS TERMINAL NEWARK, N.J.		
CHECKED BY: R.L.			
REVIEWED BY: J.C.			
NORTH 	Groundwater & Environmental Services, Inc. 1340 CAMPUS PARKWAY, P.O. BOX 1750, WALL, NJ 07719		
SCALE IN FEET 	DATE 6-5-02	FIGURE 1	

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Hess Newark-Doremus Avenue Terminal Preliminary Assessment Report

Appendix 1

Item 1 – History of Ownership / Operator

<u>Name of Property Owner</u>	<u>From</u>	<u>To</u>
Amerada Hess Corporation aka: Hess Oil and Chemical Corporation aka: Hess Inc.	5/1/62	Present
Chase Manhattan Bank By Sheriff's Deed after foreclosure judgment.	9/22/61	5/1/62
Oil and Chemical Terminal, Inc.	12/27/54	9/22/61
Gulf Oil Corporation	Unknown	12/27/54

Please note that the attached EDR – City Directory Abstract lists NJ Petroleum Products Company, Sun Oil Company, Co-Service Oil Company and the Central Railroad of NJ residing at #150 Doremus Avenue in 1927, which is part of the targeted property. The attached Sanborn Library Maps indicate the referenced property as the Gulf Refining Company as early as 1931.

Please note that a reference was found in AHC's files indicating that a George and Natalie McEntosh owned the property circa 1916. However, no documentation was found indicating when the property was sold by the McEntosh's and who purchased the property. Documentation does exist that the facility was operating as a terminal by 1925.

<u>Name of Property Operator</u>	<u>From</u>	<u>To</u>
Amerada Hess Corporation aka: Hess Oil and Chemical Corporation aka: Hess Inc.	5/1/62	Present
Eastern Bulk Transport, Inc. (Tennant – Eastern Portion)	10/99	Present
Facility vacant awaiting foreclosure judgment / Sheriff's Deed	9/22/61	5/1/62
Oil and Chemical Terminal, Inc.	12/27/54	9/22/61
Gulf Oil Corporation	Unknown	12/27/54

Item 2A - Past Industrial/Commercial Operations Conducted and Site History

Amerada Hess Corporation

Above-ground storage tank's (AST's) 2507 through 2514 were used for the storage of #2, #4, #6 fuel oil and kerosene from 1962 through 1995. AST's 2501 through 2506 were reportedly not used under AHC's ownership. These six tanks were razed some time between 9/1974 and 9/1976. In 1995 the storage of fuel oils and kerosene was halted, and all of the site tanks were emptied, cleaned and taken out of service.

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The warehouse was used by a wholly owned subsidiary of AHC ("Red Star") to store marine supplies, ropes, and propellers. Presently and in recent years, the warehouse has been used for the storage and distribution of the Hess toy trucks.

The garage was constructed by AHC, and has reportedly only been used for the storage of vehicles, and not for the mechanical repair of vehicles. The dispatcher office and boiler room were used through 1995 as office space.

Eastern Bulk Transport, Inc.

Since 10/1999, Eastern Bulk Transport, Inc. (EBT) has leased the southern most 75 feet of the property. The lease permits EBT to park motor vehicles and liquid bulk trailers empty of any liquid fluids on the AHC property. No mechanical work is permitted.

Oil and Chemical Terminal, Inc. and Gulf Oil Corporation

ASTs 2501 through 2506 were reportedly used for the storage of gasoline. ASTs 2507 through 2510 were used for the storage of #2, #4, #6 fuel oil and kerosene. ASTs 2511 through 2514 were installed by AHC in 1962. A figure in the AHC file labeled "property at time of purchase" indicates the area presently containing AST's 2511 to 2514 previously contained a one-story brick building and loading docks (rack). A review of the available aerial photographs indicates the building extended westerly, almost to Doremus Avenue. Additionally, a tank and furnace were present behind the warehouse (toward the river) and a one-story concrete building and loading rack were present on Lot 14 (west of AST's 2507 to 2510).

The warehouse was reportedly used by Gulf for the canning and storage of motor oils. Motor oil was containerized in the basement and stored on the main floor of the building. The warehouse also appears to have been used as office space. It is believed that the warehouse was used similarly during operations of Oil and Chemical Terminal, Inc.

Site History

It is believed that Gulf Oil Corporation owned and operated the facility from its inception in the early 1920's to 12/27/54. During this time period a total of 10 AST's were operational at the facility. AST's 2501 - 2506 were located in the bermed area to the east of existing AST's 2511 - 2514, and AST's 2507 - 2510 were located in their present location. These tanks would be filled with gasoline, fuel oils (Number 2, 4 and 6) and kerosene, via tanker ships. The tank contents would then be loaded into trucks for delivery. The truck loading rack at this time was located in the general area of present day AST 2511.

A large warehouse encompassed a majority of the space presently associated with AST's 2511 - 2514 and the existing office area. It is believed that this warehouse was used to containerize (can) and store motor oils. The existing warehouse reportedly was also used by Gulf to can and store motor oil, in addition to historically being used as office space for AHC employees.



A rail spur was present to the north of the existing warehouse and used to transport materials to and from the site. A small building was located to the north of the rail spur between the existing garage and the warehouse. Based on a review of the available photographs and the building location it is reasonable to assume that the building was used as security and/or supplies associated with loading and unloading of rail cars.

As observed in the 1943 aerial photograph and subsequent photographs, a small building and dock was present on the southern portion of the property (south of AST 2507). Based on the building location, it is believed this building was associated with tanker ship off-loading activities at this location.

Two small structures (sheds or dumpsters) were visible in the NJDEP's 4/23/61 aerial photograph. These sheds/dumpsters were located to the west and southwest of AST 2510, and the operational purpose of these sheds/dumpsters could not be determined.

Oil and Chemical Terminal, Inc. operated the facility from 12/27/54 through 9/22/61. Due to a lack of available information for this time period, it is assumed that site operations were the same as those described for Gulf Oil Corporation. However, based on a review of the NJDEP 12/5/53 and 4/23/61 aerial photographs, it appears that the rail spur was removed from the property during this time frame.

The Chase Manhattan Bank was in control of the property (by Sheriff's Deed after foreclosure judgment) from 9/22/61 through 5/1/62. There was no information to indicate that there were operational activities on-going during this time period.

AHC and its predecessors have operated the facility since 5/1/62. Based on available aerial photographs AHC razed the large warehouse, former loading rack, and small building and dock located south of AST 2510, and erected AST's 2511-2514, the present office, garage and loading rack prior to 1966. Additionally, AHC cleared and re-graded the property and placed macadam/concrete on all surface areas outside of the tank field.

AHC utilized AST's 2507 - 2514 for bulk storage of fuel oil and kerosene. Based on a review of the existing aerial photographs, AST's 2501- 2506 were razed between 1974 and 1976. AHC would fill the AST's by tanker ships and load and distribute the fuel oil by tanker trailer

Although AHC erected a garage in the northwest corner of the property, mechanical repairs of vehicles were reportedly not performed at this facility.

AHC utilized the warehouse in the early years for storage of marine supplies. In later years and continuing today, the warehouse is used to store Hess toy trucks.

Item 2B - Most Recent Operations

Since 1995, AHC has utilized the warehouse area for storage and distribution of Hess Toy Trucks. Since 10/1999, AHC has leased the southern portion of the property (the



area south of AST's 2507 – 2510) to EBT for parking motor vehicles and empty bulk storage trailers.

Item 4A – Current and Historic Wastewater Discharges of Sanitary and/or Industrial Waste

The sanitary waste for the facility has reportedly always been discharged into a sanitary sewer. Since AHC's ownership the facility has been a bulk storage facility of #2, #4 and #6 Heating oil, and kerosene. The previous property owners stored the same finished products plus gasoline at the facility, in addition to canning/bottling motor oil at the warehouse location. Sanitary waste has reportedly always been discharged into the sanitary sewer system.

Item 5 – Areas of Concern (AOC's)

The following narrative has been organized in the same manner as Item 5 of the Preliminary Assessment (PA) Report. However, some AOC's appear to overlap. A review of the available data indicates there are 13 AOC's. AOC's 1, 2 and 3 are comprised of the AST's and UST's. Consequently, the following table provides tank specific information:

Above-Ground Tanks

<u>Tank No.</u>	<u>Year Built</u>	<u>Capacity (Barrels)</u>	<u>Former Content</u>
2501	1925*	5,100	Gasoline / Empty under Hess
2502	1925*	5,100	Gasoline / Empty under Hess
2503	1925*	5,100	Gasoline / Empty under Hess
2504	1925*	5,100	Gasoline / Empty under Hess
2505	1925	5,100	Gasoline / Kerosene
2506	1925	5,100	Gasoline / Kerosene
2507	1932 – 1940**	10,000	#4 Fuel Oil
2508	1932 – 1940**	10,000	#4 Fuel Oil
2509	1942 (Rebuilt 1963)	15,100	#2 Fuel Oil
2510	1942	15,500	#2 Fuel Oil
2511	1962	15,500	#6 Fuel Oil
2512	1962	15,500	#6 Fuel Oil
2513	1962	15,500	#6 Fuel Oil
2514	1962	15,500	#6 Fuel Oil
2515***	Unknown	10,000-gallon	#6 Heating Oil
Unnumbered ****		200-gallon	Propane

* = AST's not in service during AHC operations.

** = AST believed to have been erected in 1925. After review of NJDEP 1932 Mosaic aerial photograph, AST's were installed some time between 1932 and 1940.

*** = AST used to supply on-site boiler.

**** = Propane used to start boiler.



Underground Storage Tanks

Unnumbered	10,000-gallon	Steam Condensate Holding Tank
Unnumbered	10,000-gallon	Storm / Spill Overflow Tank

AOC #1 refers to AST's 2501 – 2506. Tanks 25011 - 2504 were not utilized by AHC. Tanks 2505 and 2506 were used to store Kerosene under AHC. All six of these tanks were riveted construction with dome or flat roofs and reportedly contained gasoline prior to AHC ownership. A detailed soil-sampling plan will be provided in a Site Investigation WorkPlan to address this area.

AOC #2 refers to AST's 2507 – 2515. As indicated these tank contained fuel oils. AST's 2507 – 2509 are constructed with rivets and have cone roofs. AST's 2510 – 2514 are of welded construction with cone roofs. Tank 2515 is a 10,000-gallon tank used to operate to boiler. Concerns associated with the former large one story building and the former loading rack will be part of this AOC. A detailed soil-sampling plan will be provided in a Site Investigation WorkPlan to address this area.

AOC #3 refers to the two UST's. It is assumed that these tanks are constructed of steel and were installed to hold either steam condensate water or storm water and loading rack spillage material that would containerized and when needed cleaned up prior to being discharged through the on-site oil/water separator.

Please note that these two USTs have been included based on the descriptions of Item 5A of the PA report. However, AHC does not consider these tanks as an AOC since no hazardous substances have been stored in them. Consequently, no soil-sampling plan will be provided in a Site Investigation WorkPlan to address this area.

AOC #4 refers to the existing loading rack area. A detailed soil-sampling plan will be provided in a Site Investigation WorkPlan to address this area.

AOC #5 refers to the three pump off areas. The two pump off locations within the drum storage area were reportedly installed in the early 1970's. Barge operators were threatening to go on strike, and AHC wanted to be able to continue receiving deliveries of fuel oils. AHC intended to use the pump off's to refill the AST's via truck deliveries. The two pump off's reportedly have never been used. The third pump off location (between AST 2511 and the warehouse was used to return undeliverable fuel oil from the delivery truck back to the AST. A detailed soil-sampling plan will be provided in a Site Investigation WorkPlan to address this area.

AOC #6 refers to the former drum storage area. This area has been macadam capped during AHC's ownership of the facility. This area reportedly has not been used to store drums during AHC ownership. A detailed soil-sampling plan will be provided in a Site Investigation WorkPlan to address this area.

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AOC #7 refers to the oil/water separator and Storm Sewer Collection System. As shown in Appendix 5, the storm sewer collection system collects storm water runoff from the entire facility plus the existing floor drains and discharges this liquid through the oil/water separator into the Passaic River. These storm drains have also been used to capture spilled liquids. In fact, the purpose of the 10,000-gallon drainage-holding tank was to capture spillage from the loading rack area and allow the product to be cleaned-up prior to reaching the oil /water separator and river. The storm drain discharge has been monitored by a NJPDES storm water permit (#0001431). The permit is temporarily inactive while the AST's are out-of-service. Appendix 1A includes a January 17, 2002 NJDEP approval letter to suspend storm water sampling. Sampling of the storm drains and surrounding soils will be addressed in a Site Investigation WorkPlan.

AOC#8 refers to the transformer cage area (Appendix 6). The contents of the transformer(s) could not be determined. Consequently, a detailed soil-sampling plan will be provided in a Site Investigation WorkPlan to address this area.

AOC#9 refers to the boiler room that is attached to the office. This area will be addressed in a Site Investigation WorkPlan.

AOC#10, 11 and 12 refer to the garage area, warehouse area and railroad spur area. These areas will be addressed in a Site Investigation WorkPlan.

AOC #13 refers to spill areas. Twelve spills have been documented throughout the terminal from 1972 through 1989. These spills occurred due to overfilling of tanks, poor connections at the loading rack, and improperly closing valves, and ranged in size from 3 gallons to 500 barrels. A NJDEP Case Number (78-7-7-6) was assigned to one of the spill events, which also had involvement by the US Coast Guard.

Item 6 – Aerial Photo Review Narrative

Please refer to Item 2A for the aerial photo review narrative.

Item 7C – Discharge History of Hazardous Substances and Waste

As discussed in Item 5 several spills have been documented at the facility. To evaluate current groundwater conditions beneath the site, AHC sampled the ten on-site monitoring wells for the first time on April 4, 2002. The monitoring well locations are shown in Appendix 5 (DPCC Drainage and Land Use Map). The groundwater samples were analyzed for volatile organic compounds by USEPA Method 624+10, and base neutral compounds by USEPA Method 625+15

Upon receiving verbal/faxed results on 4/12/02, which reported the presence of dissolved phase petroleum based compounds in the groundwater beneath the site, the NJDEP was notified of a potential release and case number 02-04-12-0824-04 was assigned. The analytical results package was received from the laboratory on 4/18/02 and is attached to this report as Appendix 7.

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AHC is preparing a Site Investigation / Remedial Investigation WorkPlan to address groundwater issues. A review of the April 4, 2002 analytical results indicates that only Benzene, detected at a concentration of 2.4 milligram per liter (ug/L) exceeded the NJDEP Class IIA Groundwater Quality Criteria (GWQC) for volatile organic compounds in one (MW10) of the ten monitoring wells. Additionally, several base neutral compounds, which may be typical of the petroleum products, which were stored at the terminal, were detected at low concentration. These base neutral compounds may also be associated with industrial activities, the source of which will be addressed during the Site and/or Remedial Investigation of the site.

Item 13 – Non-Indigenous Fill Material Placement

As stated in Item 7D above, it is believed that fill material was placed for the building of the rail spur formerly located north of the warehouse, and to prepare and level the ground for the building of the AST's. However, no documentation is available to confirm or deny these statements.

Item 14A – Scaled Site Plan

Appendices 5 and 6 are scaled site plans of the facility under AHC. Scales site plan of the facility prior to AHC ownership are not available. The best available information for site conditions prior to AHC facility ownership are the 1943 and 1953 aerial photograph copies provided in Appendix 4 and the 1931, 1950 and 1952 Sanborn Library Maps provided in Appendix 3.

